



ASSOCIATION NEWSLETTER

April 4, 2012

VEHICLES SET TO BE TOWED

Several vehicles were tagged this past Sunday (April 1st) for towing in early May if not properly registered. All these vehicles still show 2011 registration.

**White Toyota Corolla 5LBL956 --
Phase II short-term parking.**

**Black Chevy Truck 7B23844 –
Phase III Long-term parking.**

**Red Mazda Miata 6FSL768 –
Phase III Long-term parking.**

**Red Mercedes 560SL 3LUV787 --
Phase III long-term parking.**

**Black BMW 318ti 5EKK473 –
Phase III long-term parking.**

All vehicles parked in the complex must display proper current registration.

If these vehicles are still unregistered and found parked in the complex in May, they will be towed at vehicle owner's expense.

Retrieving a towed vehicle is a hassle and can be very expensive. Please comply with the Association's Parking Policy.

If you own or know the owners, please let him/her know that the Association is planning to tow these vehicles at the vehicle owner's expense. All vehicles in the Development must be currently registered. Thank you.

EXTERIOR PAINTING OF BLDGS

PLANNED FOR LATER ON THIS YEAR

If all goes well, the Association is planning to repaint the exterior of all the buildings later on this summer. In order to get all exterior surfaces covered with a new coat of paint, all patios and balconies will need to be cleared for the painters.

NEW PRIVATE SOCIAL NETWORK

AVAILABLE FOR FREE

"If you haven't heard yet, there is a new neighborhood-focused private social network called Nextdoor. It's a great way to get to know your neighbors, a resource for communications relevant to your immediate area, and can help build a stronger, more connected neighborhood.

Nextdoor Ellwood Bluffs is our location and you can sign up here: www.nextdoor.com

Many thanks to one of our board members, Lisa, for this information.

NO SMOKING OR GLASS IN POOL AREA

For everyone's safety and enjoyment, please do not smoke or bring in glass containers in the pool area. Thank you.

TREE WORK PLANNED

As part of the regular maintenance, many of the trees will be trimmed in the near future. The diseased ones and ones that are dangerously leaning will be removed at that time. Currently, the Board is considering bids.

DOG BARKING CAUSING NUISANCE

Hearing a dog barking all day long can be rather annoying. If you have a dog, please make sure it does not bark constantly and become a nuisance to the neighbors. Thank you.

**WATERPROOFING OF FOUNDATION
IN PROGRESS**

As part of the maintenance program, the Association is having Carter Construction go through each building and waterproofing its foundation. Each building takes about 2 weeks from beginning to end. A notice is distributed a few days prior to the crew starting. There will be some noise and possibly the smell of wet dirt. Once in awhile, the crew will discover a leaky drain. If so, the Association will notify the unit owner to have it repaired. Other than that, there is nothing that the building residents need to do.

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for April 12, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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